



Apartment 4, 75 Roe Road, Northampton, NN1 4PH

HOWKINS &  
HARRISON

## Apartment 4, 75 Roe Road, Northampton, NN1 4PH

Guide Price £240,000  
Share of freehold

A well presented and spacious two bedroom penthouse apartment with mezzanine, secure allocated parking, and located in the heart of Abington within close commute of Northampton Town Centre and the Wellingborough Road.

### Features

- Factory converted apartment
- Long lease with share of freehold
- Two bedrooms
- Fitted kitchen and breakfast bar
- Mezzanine level
- Open plan living
- Bathroom and en-suite to master
- Local amenities and close to Town Centre
- Secure allocated parking and communal courtyard garden
- EPC rating - C



## Location

Located within a short distance of Abington Park & the county cricket ground, there are local shopping facilities found on St Matthews Parade, day to day shopping facilities, restaurants, bars, theatre, museum can be found in Northampton town centre as well as restaurants, bars and boutiques on the Wellingborough Road.

## Lease Details

Share of freehold

There is 974 years remaining on the lease

There is no ground rent

Service charge is £100pcm



## Accommodation

The building is entered via secure communal entrance with stairs rising to the top floor where the penthouse apartment is located. The spacious entrance hall has doors to all respective rooms, the open plan living area boasts character with large windows, exposed brickwork and steel beams, including spiral staircase rising to the mezzanine floor, storage converted from the original factory lift, sitting/dining area, fitted kitchen with a range of modern cabinets, breakfast bar and work surfaces incorporating; one and a half stainless steel sink, electric oven, gas hob with extractor over, space for washing machine and fridge/freezer. There are two bedrooms with en-suite to master and a family bathroom with shower over bath, WC and wash basin. The mezzanine has wood effect laminate flooring, ample eaves storage, multiple Velux windows and overlooks the living space.

## Outside

There is secure gated parking for one vehicle, with communal courtyard garden to the rear.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Notes

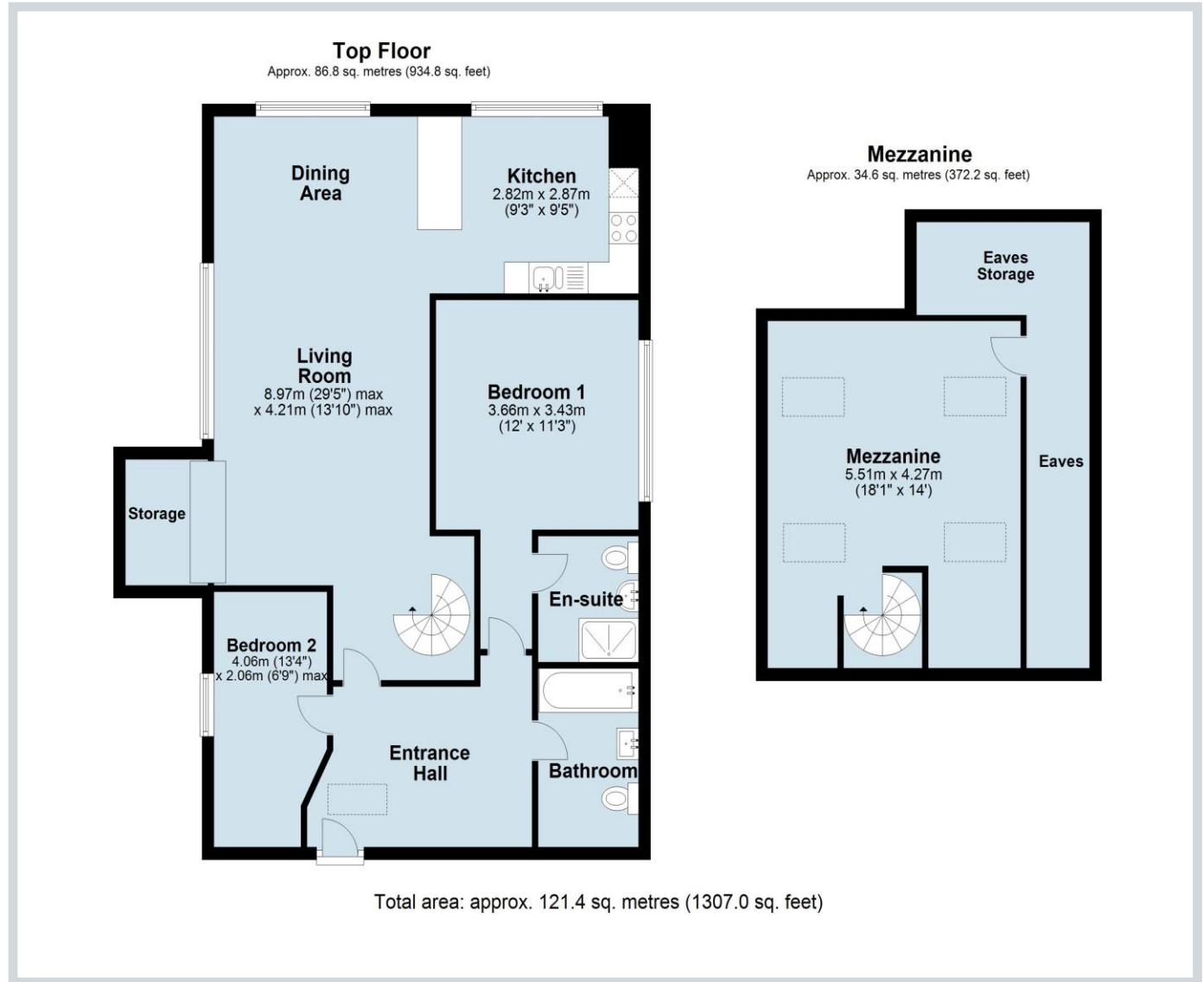
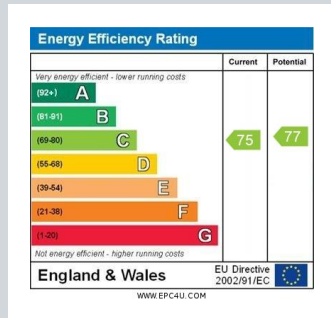
The owner of the property is an employee of Howkins & Harrison.

## Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band - C



## Howkins & Harrison

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Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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